

**ADOPTION OF AN AMENDMENT TO CHAPTER 112  
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Monday, June 16, 2003, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,  
VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

**Amend Article 14, Performance Standards, as follows:**

**Amend Part 1, General Provisions, by revising Sect. 14-103, Administration of Certain Performance Standards, to read as follows:**

For the purpose of administering the required performance standards relative to Vibration, the standard is presented in two (2) basic groups, namely: Group I and Group II. Table III sets forth the applicable performance standard that must be met in each zoning district.

**Amend Part 8, Earthborn Vibration Standards, by adding a new Table III at the end of the Part to read as follows:**

**TABLE III  
REQUIRED PERFORMANCE STANDARDS  
(GROUP I OR GROUP II)**

		ZONING DISTRICT				
		All R Districts	C-1 through C-4	C-5 through C-8	I-I through I-4	I-5 and I-6
VIBRATION	I	I	I	I	I	II

**Note:** Required performance standards for uses in P Districts shall equate those standards for uses in the most similar R, C or I District, as determined by the Zoning Administrator.

**Amend Part 9 to read as follows:**

**PART 9      14-900 OUTDOOR LIGHTING STANDARDS**

**14-901      Purpose and Intent**

The purpose and intent of this Part is to establish outdoor lighting standards that reduce the impacts of glare, light trespass and overlighting; promote safety and security; and encourage energy conservation.

**14-902      Applicability and General Provisions**

1. Except as provided in Sect. 905 below, this Part shall apply to the installation of new outdoor lighting fixtures or the replacement of existing outdoor lighting fixtures. Replacement of a fixture shall mean a change of fixture type or change to the mounting height or location of the fixture. Routine lighting fixture maintenance, such as changing lamps or light bulbs, ballast, starter, photo control, housing, lenses and other similar components, shall not

constitute replacement and shall be permitted provided such changes do not result in a higher lumen output.

Outdoor lighting fixtures lawfully existing prior to June 17, 2003, that do not conform to the provisions of this Part shall be deemed to be a lawful nonconforming use and may remain. A nonconforming lighting fixture that is changed to or replaced by a conforming lighting fixture shall no longer be deemed nonconforming, and thereafter such lighting fixture shall be in accordance with the provisions of this Part.

Notwithstanding the above, for existing service stations, service station/mini-marts, vehicle sale, rental and ancillary service establishments and outdoor recreation/sports facilities that do not comply with the applicable maintained lighting levels specified in Sections 903 and 904 below, replacement of or the addition of new lighting fixtures may be permitted in accordance with the following:

- A. There may be a replacement of or the addition of new lighting fixtures to an existing service station or service station/mini-mart canopy, display area of a vehicle sale, rental and ancillary service establishment or lighted playing field/court of an outdoor recreation/sports facility, only when the lighting fixture meets the provisions of this Part and such replacement or addition will not increase the noncompliance with the applicable maintained lighting level requirements of Sections 903 or 904 below.
  - B. A new canopy, display area or lighted field/court may be added to an existing service station, service station/mini-mart, vehicle sale, rental and ancillary service establishment or outdoor recreation/sports facility, provided the lighting for such new canopy, display area or playing field/court is in conformance with all the requirements of this Part.
2. Except as provided in Sections 904 and 905 below, all outdoor lighting fixtures shall comply with the following:
    - A. Full cut-off lighting fixtures shall be mounted horizontal to the ground and shall be used for all walkway, parking lot, canopy and building/wall mounted lighting, and all lighting fixtures located within those portions of open-sided parking structures that are above ground. For the purposes of this provision, an open-sided parking structure shall be a parking structure which contains exterior walls that are not fully enclosed between the floor and ceiling. (Reference Plates 1 and 5 of Illustration 4 in Appendix 2)
    - B. Except for internally illuminated signs, the use of lighting fixtures, which are enclosed in clear or translucent white, off-white or yellow casing, shall not be permitted on the roofs of buildings or on the sides of canopies.

- C. Lighting used to illuminate flags, statues, signs or any other objects mounted on a pole, pedestal or platform, spotlighting or floodlighting used for architectural or landscape purposes, shall consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated. Directional control shields shall be used where necessary to limit stray light. In addition, such lighting shall be shielded to protect motorists and pedestrians from glare. (Reference Plates 2 and 3 of Illustration 4 in Appendix 2)
- D. Internally illuminated signs, except those which bear a state or federal registered trademark, shall have an opaque background and translucent text and symbols, or shall have a translucent background that is not white, off-white or yellow in color. In addition, internally illuminated signs must comply with the provisions of Article 12.  
All illuminated signage located on the sides of a canopy shall be internally illuminated or backlit.
- E. In addition to the above and Sect. 10-104, on lots which abut property that is residentially zoned and developed, vacant or homeowner's association open space, all outdoor lighting, to include light poles located on top of any parking deck or structure, shall be:
- (1) Mounted at a height which is measured from grade to the bottom of the lighting fixture, including the height of the parking deck or structure when located on top of a parking deck or parking structure, and is equal to or less than the value  $3 + (D/3)$ , where D is equal to the horizontal distance in feet from the light source to the nearest residential lot line extended vertically; or
  - (2) Equipped with supplemental opaque shielding on the residential property side of the lighting fixture to reduce glare caused by direct light source exposure.
- (Reference Plate 4 of Illustration 4 in Appendix 2)
- F. On all nonresidentially developed lots which contain a minimum of four (4) parking lot light poles, parking lot lighting levels for ground surface parking lots and the top levels of parking decks or parking structures shall be reduced by at least fifty (50) percent of full operational levels within thirty (30) minutes after the close of business. This reduced lighting level shall be achieved by extinguishing at least fifty (50) percent of the total number of pole mounted lamps, by dimming lighting levels to no more than fifty (50)

percent of the levels used during business or activity hours, or by some combination thereof; provided, however, that this provision shall not require parking lot lighting levels to be reduced to less than 0.2 footcandles as measured horizontally at the surface on which the light pole is mounted.

G. Lighting used for construction sites shall consist of the following:

(1) All construction site lighting, with the exception of lighting that is used to illuminate the interiors of buildings under construction which is provided for in the following paragraph, shall use full cut-off or directionally shielded fixtures that are aimed and controlled so the directed light shall be substantially confined to the object intended to be illuminated. Directional control shields shall be used where necessary to limit stray light.

(2) Frosted light bulbs shall be used to light the ten (10) foot outermost perimeter area of the interiors of the buildings under construction which contain five (5) or more stories.

H. All outdoor lighting fixtures shall be aimed, located and maintained so as not to produce disability glare. (Reference Plate 5 of Illustration 4 in Appendix 2)

3. High intensity light beams in the form of outdoor searchlights, lasers or strobe lights shall not be permitted.

#### **14-903 Lighting Standards for Certain Commercial Uses**

In addition to Sect. 902 above, outdoor lighting fixtures associated with service stations, service station/mini-marts and vehicle sale, rental and ancillary service establishments shall be subject to the following:

1. Service station and service station/mini-mart canopy lighting shall not exceed a maintained lighting level of thirty (30) footcandles under the canopy as measured horizontally at grade. However, a higher or lower maintained lighting level, not to exceed fifty (50) footcandles, may be specified by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning. All underside canopy lighting shall consist of full cut-off lighting fixtures.

2. Outdoor display area lighting used in conjunction with a vehicle sale, rental and ancillary service establishment shall not exceed a maintained lighting level of thirty (30) footcandles as measured horizontally at grade. However, a higher or lower maintained lighting level, not to exceed fifty (50) footcandles, may be specifically approved by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning.

For the purposes of this Part, outdoor display areas shall include all display/storage areas for vehicles offered for sale or rent and the associated travel lanes.

3. A photometric plan shall be required for these uses in accordance with one of the following:
  - A. As part of the submission of a Category 5 or 6 special exception, development plan or rezoning application for a service station, service station/mini-mart, or vehicle sale, rental and ancillary service establishment. A photometric plan shall be subject to approval by the Board in conjunction with a special exception, development plan or proffered rezoning and a photometric plan approved by the Board shall be submitted as part of a site plan submission for such use. Upon written request with justification, the Zoning Administrator may modify a submission requirement of Par. 4 below for a special exception, development plan or rezoning application if it is determined that the requirement is not necessary for an adequate review of the photometric plan.
  - B. As part of a site plan submission or as a separate submission, when site plan approval is not required. Upon written request with justification, the Director may modify a submission requirement of Par. 4 below if it is determined that the requirement is not necessary for an adequate review of the photometric plan. Such photometric plan shall be subject to review and approval by the Director.
4. A photometric plan shall be prepared by a State licensed professional engineer, architect, landscape architect, land surveyor, or lighting professional that is certified by the National Council on Qualifications for the Lighting Professions (NCQLP) or the International Association of Lighting Designers (IALD) and shall contain the following information:
  - A. Location and limits of the canopy or outdoor display area at a scale of not less than 1 inch equals fifty feet (1" = 50').
  - B. Location and height of all canopy lighting for service stations and service station/mini-marts and all pole, building or ground mounted lighting fixtures for an outdoor display area at a vehicle sale, rental and ancillary service establishments.
  - C. A photometric diagram showing predicted maintained lighting levels produced by the proposed lighting fixture facilities.
5. When site plan approval is not required and the plan is submitted as a separate submission, five (5) copies of a photometric plan shall be submitted

to the Director for review and approval and shall be subject to a fee as provided for in Article 17.

**14-904**

**Outdoor Recreation/Sports Facility Lighting Requirements**

When an outdoor recreation/sports facility has illuminated playing fields/courts that, individually or cumulatively, exceed 10,000 square feet in area, and/or associated light poles that exceed 20 feet in height, the playing fields/courts shall be subject to the provisions of this Section. Other components of such facilities, to include, but not limited to, parking lots, administrative offices, restrooms, ticket sales, concession stands and bleachers or other spectator viewing areas, shall not be subject to this Section, but shall be subject to the provisions of Sect. 902 above. An outdoor recreation/sports facility that has illuminated playing fields/courts, either individually or cumulatively, that are 10,000 square feet or less in area and/or contain associated light poles 20 feet or less in height, shall not be subject to this Section. For the purposes of this Section, the perimeter area defined in Par. 2B below shall be included in the area of the playing field/court.

1. A sports illumination plan shall be required in accordance with one of the following:
  - A. As part of the submission of a Group 4, 5 or 6 special permit, Category 3 or 5 special exception, development plan or rezoning application for outdoor recreation/sports facilities. A sports illumination plan shall be subject to approval by either the BZA in conjunction with a special permit or the Board in conjunction with a special exception, development plan or proffered rezoning and a sports illumination plan approved by the BZA or Board shall be submitted as part of a site plan submission for such use. Upon a written request with justification, the Zoning Administrator may modify a submission requirement of Par. 2 below for a special permit, special exception, development plan or rezoning application if it is determined that the requirement is not necessary for an adequate review of the sports illumination plan.
  - B. For an outdoor recreation/sports facility that is permitted by right in the zoning district in which located, as part of the site plan submission or as a separate submission, when site plan approval is not required. Upon a written request with justification, the Director may modify a submission requirement of Par. 2 below if it is determined that the requirement is not necessary for an adequate review of the sports illumination plan. Such sports illumination plan shall be subject to review and approval by the Director.
2. A sports illumination plan shall be prepared by a State licensed professional engineer, architect, landscape architect, land surveyor, or lighting professional that is certified by the National Council on Qualifications for the Lighting

Professions (NCQLP) or the International Association of Lighting Designers (IALD) and shall contain the following information:

- A. The boundaries, dimensions and total land area of the outdoor recreation/sports facility property at a designated scale of not less than one inch equals fifty feet (1" = 50'). For proposed uses on large tracts of land where the lighted playing field/court occupies a small portion of the site, the boundaries, dimensions and total land area of just the lighted playing field/court with perimeter areas, as required by Par. 2B below, shall be provided, at a designated scale of not less than one inch equals fifty feet (1" = 50'), with a graphic that depicts the location of the fields/courts in relation to the perimeter lot lines of the entire property.
  - B. Location and limits of playing fields/courts, to include a perimeter area. For baseball/softball fields, the perimeter area shall extend thirty (30) feet in a direction perpendicular to the foul lines and away from the field. The perimeter area for rectangular playing fields, such as soccer, football, lacrosse and field hockey, shall extend twenty (20) feet from the side lines and thirty (30) feet from the end lines. The perimeter area for all other playing fields/courts shall extend ten (10) feet beyond the playing field/court boundary.
  - C. Location, height and illustration of each style of all pole, building, and ground mounted lighting fixtures for the playing field/court.
  - D. A photometric diagram showing predicted maintained lighting levels for the proposed playing field/court and associated perimeter area lighting.
3. The lighting for playing field/courts and associated perimeter areas shall comply with the maximum footcandle levels indicated for the specific uses listed in Table IV below, unless a lesser limit is specifically approved by the BZA in conjunction with the approval of a special permit, or by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning. Footcandle measurements shall be measured horizontally three (3) feet above grade level and shall represent maintained lighting levels. The Zoning Administrator shall determine maximum permitted lighting levels for outdoor recreation/sports facilities which are not listed in Table IV.
4. All playing field/court lighting fixtures shall use full cut-off or directionally shielded lighting fixtures, aimed toward the playing field/court and shielded in directions away from the playing field/court so as to minimize glare and light trespass onto adjacent properties.
5. The use of outdoor playing field/court lighting shall not be permitted between the hours of 11:00 PM and 7:00 AM, unless other hours are



specifically approved by the BZA in conjunction with the approval of a special permit, or by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning.

6. When site plan approval is not required and the plan is submitted as a separate submission, five (5) copies of the plan shall be submitted to the Director for review and approval and shall be subject to a fee as provided for in Article 17.

**TABLE IV**

**MAXIMUM PERMITTED LEVELS OF ILLUMINATION  
FOR OUTDOOR RECREATION/SPORTS FACILITY PLAYING  
FIELD/COURT**

<b>Recreation/Sport Facility Use</b>	<b>Specific Lighted Area</b>	<b>Footcandles*</b>
Archery Ranges		10
Baseball/Softball	Infield	60
	Outfield	40
Baseball (Professional)	Infield	150
	Outfield	100
Baseball Hitting Ranges		50
Basketball, Volleyball		30
Field Hockey, Football, Soccer, Lacrosse, Track & Field		50
Go-Cart Tracks		30
Golf Courses	Tee Boxes, Greens	5
	Fairways	3
Golf Driving Ranges	Tee Boxes	20
	Fairways	3
	Greens	5
Golf (Miniature)		20
Horse Riding Rings/Show Areas		30
Ice Skating, Ice Hockey, Roller Skating Rinks		50
Swimming Pools	Pool Surface	10
	Pool Deck	30
Tennis Courts (College/High School)		60
Tennis Courts (Recreational)		40

\* Maintained Lighting Level

**14-905 Exemptions**

The following shall be exempt from the provisions of this Part, provided that such fixtures, except for those set forth in Paragraphs 1 and 2 below, do not cause disability glare:

1. Lighting fixtures and standards required by the Federal Communications Commission, Federal Aviation Administration, Federal and State Occupational Safety and Health Administrations, or other federal, state or county agencies, to include street lights within the public right-of-way.
2. Outdoor lighting fixtures required by law enforcement, fire and rescue, the Virginia Department of Transportation or other emergency response agencies to perform emergency or construction repair work, or to perform nighttime road construction on major thoroughfares.
3. Holiday lighting fixtures.
4. Neon lighting used to outline a structure.
5. Motion activated light fixtures located as follows:
  - A. On lots developed with single family dwellings when such lighting fixtures emit initial lighting levels of 6000 lumens or less, are extinguished within five (5) minutes upon cessation of motion and are aimed such that the lamp or light bulb portion of the lighting fixture is not visible at five (5) feet above the property boundary; or
  - B. On all other lots when such lighting fixtures are aimed such that the lamp or light bulb portion of the lighting fixture is not directly visible at five (5) feet above the property boundary.
6. On lots developed with single family dwellings, outdoor lighting fixtures with initial light outputs of 2000 lumens or less shall not be subject to the provisions of Par. 2 of Sect. 902 above.

**Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3, Definitions, by revising definitions; deleting the definitions of foot lambert, illumination and photometer; and adding new definitions in their correct alphabetical sequence, all to read as follows:**

**BUILDING UNDER CONSTRUCTION:** A building under construction as it relates to outdoor lighting and requires the use of frosted bulbs on the exterior ten (10) feet of the perimeter, shall cease when exterior walls and windows are installed and permanent lighting replaces temporary lighting as the primary source of light for the building, for example when there is no longer a practical way to use frosted, incandescent bulbs on the outermost ten (10) foot perimeter.

DIRECTIONALLY SHIELDED LIGHTING FIXTURE: See LIGHTING FIXTURE, DIRECTIONALLY SHIELDED.

DISABILITY GLARE: See GLARE, DISABILITY.

FOOTCANDLE: A measure of light falling on a surface. One (1) footcandle is equal to the amount of light generated by one (1) candle shining on one (1) square foot surface located one (1) foot away. Footcandle measurements shall be made with a photometric light meter and with a specified horizontal orientation.

FULL CUT-OFF LIGHTING FIXTURE: See LIGHTING FIXTURE, FULL CUT-OFF.

GLARE, DISABILITY: The effect of stray light in the eye whereby visibility and visual performance are reduced.

GLARE: The sensation produced by a bright light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, which causes annoyance, discomfort, or loss in visual performance.

LIGHT POLE: A freestanding vertical support used for the purpose of elevating a light source.

LIGHTING FIXTURE: A complete lighting unit consisting of the lamp, lens, optical reflector, housing and any electrical components necessary for ignition and control of the lamp, which may include a ballast, starter and/or photo control.

- LIGHTING FIXTURE, FULL CUT-OFF: A lighting fixture from which no light output is emitted at or above a horizontal plane drawn through the bottom of the lighting fixture. Lighting fixtures located within those portions of open-sided parking structures that are above ground which meet the angle requirements set forth above through the use of any portion of the ceiling or walls of the parking structure shall be deemed full cut-off lighting fixtures (Reference Plate 1 of Illustration 4 in Appendix 2).

- LIGHTING FIXTURE, DIRECTIONALLY SHIELDED: A lighting fixture which emits a light distribution where some light is emitted at or above a horizontal plane located at the bottom of a fixture. Such fixtures may contain visors, louvers or other types of shields or lenses which are designed to direct light onto a targeted area and to minimize stray light (Reference Plate 3 of Illustration 4 in Appendix 2).

LUMEN: A quantitative unit measuring the amount of light emitted from a light source.

MAINTAINED LIGHTING LEVEL: A level of illumination which results when the initial output of a lamp is reduced by certain light loss factors. Such light loss factors typically include lamp depreciation and dirt accumulation on lenses and other lighting fixture components. For the purposes of this Ordinance, the maintained lighting level shall represent an average footcandle value measured over a specified area and shall be determined by multiplying the initial raw lamp output specified by the manufacturer by a light loss factor of not less than 0.72 for metal halide lamps or 0.64 for high pressure sodium and mercury vapor lamps.

OPAQUE SHIELDING: The use of material through which light cannot penetrate.

OUTDOOR RECREATION/SPORTS FACILITY PLAYING FIELD/COURT: The outdoor playing field/court portion of outdoor recreation/sports facilities shall include, but not be limited to, baseball/softball diamonds, soccer, field hockey, football and lacrosse fields, basketball, volleyball or tennis courts, skating rinks, horse riding rings or show areas, running tracks, swimming pools, golf driving ranges, golf courses, miniature golf courses, go-cart tracks or baseball hitting and archery ranges. The outdoor recreation/sports facility playing field/court area shall not include parking lots, administrative offices, restrooms, ticket sales, concession stands, bleachers or other spectator viewing areas, and other such related facilities.

PARTIALLY SHIELDED LIGHTING FIXTURE: See LIGHTING FIXTURE, PARTIALLY SHIELDED.

PHOTOMETRIC DIAGRAM: A diagram depicting the location of all light poles and building mounted lighting fixtures in a specified area and a numerical grid of the MAINTAINED LIGHTING LEVELS that the fixtures will produce in that specified area.

**Amend Article 8, Special Permits, as follows:**

**Amend Part 0, General Provisions, Sect. 8-011, Submission Requirements, by revising the lead-in paragraph to read as follows:**

All applications for special permit uses, except for temporary special permits, shall be accompanied by the following items, except that additional or modified submission requirements are set forth in Part 1 for all Extraction and Excavation Uses, in Part 3 for Home Child Care Facilities, in Part 4 for certain Community Uses, in Parts 5 and 6 for certain Commercial Recreation and Outdoor Recreation Uses and in Part 9 for Approval of Modifications to Minimum Yard Requirements for Certain R-C Lots, Approval of Reduction in Minimum Yard Requirements Based on Error in Building Location and Modification to the Limitations on the Keeping of Animals. Upon receipt of a written request with justification, the Zoning Administrator may modify or waive a submission requirement of Par. 2 below, if it is determined that the requirement is clearly not necessary for the review of the application.

**Amend Part 4, Group 4 Community Uses, Part 5, Group 5 Commercial Recreation Uses, and Part 6, Group 6 Outdoor Recreation Uses, by revising Par. 3 of Sect. 8-403, Standards for all Group 4 Uses, Par. 2 of Sections 8-503, Standards for all Group 5 Uses, and 8-603, Standards for all Group 6 Uses, to read as follows:**

3. or 2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

**Amend Part 6, Group 6 Outdoor Recreation Uses, as follows:**

**Amend Sect. 8-605, Additional Standards for Camp or Recreation Ground, by revising Par. 2 to read as follows:**

2. Except for light poles, no structure or camp site shall be located closer than 100 feet to any lot line.

**Amend Sect. 8-609, Additional Standards for Riding and Boarding Stables, by revising Par. 2 to read as follows:**

1. Except for light poles, no structure associated with a riding or boarding stable shall be located closer than 100 feet to any lot line.

**Amend Sect. 8-610, Additional Standards for Skeet and Trapshooting Ranges, by revising Par. 2 to read as follows:**

2. Except for light poles, no structure associated with a skeet or trapshooting range shall be located closer than 100 feet to any lot line.

**Amend Sect. 8-612, Additional Standards for Zoological Parks, by revising Par. 2 to read as follows:**

2. Except for light poles, no structure associated with the use shall be located closer than fifty (50) feet to any lot line.

**Amend Article 9, Special Exceptions, as follows:**

**Amend Part 0, General Provisions, Sect. 9-011, Submission Requirements, by revising the lead-in paragraph to read as follows:**

All applications for special exception uses shall be accompanied by the following items, except that additional or modified submission requirements are set forth in Part 1 for all Light Public Utility Uses, in Part 2 for all Heavy Public Utility Uses, in Part 3 for all Quasi-Public Uses, in Part 4 for all Transportation Facilities, in Part 5 for certain Commercial and Industrial Uses of Special Impact uses, in Part 6 for a Cluster Subdivision and Modifications/Waivers/Increases and Uses in a Commercial Revitalization District, and Part 9 of Article 2 for Uses in a Floodplain. Upon receipt of a written request with justification, the Zoning Administrator may modify or waive a submission requirement of Par. 2 below, if it is determined that the requirement is clearly not necessary for the review of the application.

**Amend Part 3, Category 3 Quasi-Public Uses, Sect. 9-304, Standards for all Category 3 Uses, by revising Par. 4 to read as follows:**

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

**Amend Part 5, Category 5 Commercial and Industrial Uses of Special Impact, as follows:**

**Amend Sect. 9-503, Standards for all Category 5 Uses, by revising Par. 2 to read as follows:**

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.

**Amend Sect. 9-513, Additional Standards for Marinas, Docks and Boating Facilities, Commercial, by revising Par. 2 to read as follows:**

2. Except for light poles, no structure used in connection with the use shall be located closer than 100 feet to any nonriparian lot line.

**Amend Sect. 9-516, Additional Standards for Parking, Commercial Off-Street, by revising Par. 6 to read as follows:**

6. All lighting fixtures used to illuminate such parking facilities shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

**Amend Sect. 9-517, Additional Standards for Plant Nurseries, by revising Par. 5 to read as follows:**

5. In the R-A through R-4 Districts, no building or structure, except light poles, used for or in connection with such use shall be located closer than 100 feet to any lot line which abuts an R district.

**Amend Sect. 9-518, Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments, by revising Par. 6 to read as follows:**

6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

**Amend Sect. 9-520, Additional Standards for Commercial Off-Street Parking in Metro Areas as a Temporary Use, by revising Par. 6 to read as follows:**

6. Adequate lighting shall be provided and shall be subject to the outdoor lighting performance standards set forth in Part 9 of Article 14.

**Amend Sect. 9-525, Additional Standards for Truck Rental Establishments, by revising Paragraphs 2 and 6 to read as follows:**

2. The maximum number and type of trucks/trailers to be kept on a lot shall be determined by the Board upon consideration of the lot characteristics, and a determination that the lot is of sufficient area and width to support the use, that the site has safe and efficient access and on-site circulation, and that any such use will not adversely affect any nearby existing or planned residential uses as a result of the hours of operation, noise generation, parking, outdoor lighting or other operational factors. The area used for the parking and storage of rental trucks and trailers shall not exceed ten (10) percent of the total area of the site.
6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

**Amend Sect. 9-527, Additional Standards for Outdoor Baseball Hitting and Archery Ranges, by revising Par. 2 to read as follows:**

2. Except for light poles, no structures used in connection with the use shall be located closer than 100 feet to any lot line.

**Amend Sect. 9-528, Additional Standards for Golf Courses, Country Clubs, by revising Par. 2 to read as follows:**

2. Except for light poles, no structures used in connection with the use shall be located closer than fifty (50) feet to any lot line.

**Amend Sect. 9-529, Additional Standards for Golf Driving Ranges, by revising Par. 1 to read as follows:**

1. Except for light poles, no structure used in connection with the use shall be located closer than 100 feet to any lot line.

**Amend Sect. 9-531, Additional Standards for Miniature Golf Courses Ancillary to Golf Driving Ranges, by revising Par. 2 to read as follows:**

2. Except for light poles, no part of the miniature golf course shall be located closer than 100 feet to any lot line.

**Amend Part 6, Category 6 Miscellaneous Provisions Requiring Board of Supervisors' Approval, Sect. 9-609, Provisions for Parking in R Districts, by revising Par. 7 to read as follows:**

The Board may approve a special exception authorizing a parcel of land in an R district to be used for off-street parking of motor vehicles, but only in accordance with the following conditions:

7. All lighting fixtures used to illuminate such off-street parking areas shall be in conformance with the performance for outdoor lighting set forth in Part 9 of Article 14.



**Amend Article 10, Accessory Uses, Accessory Service Uses and Home Occupations, Part 1, Accessory Uses and Structures, Sect. 10-104, Location Regulations, by adding a new Par. 14 to read as follows:**

14. Except for lighting fixtures mounted on poles that are associated with outdoor recreation/sports facilities playing fields/courts and as noted below, the mounting height of lighting fixtures on light poles shall not exceed a maximum height of forty (40) feet as measured from the ground level or the surface on which the light pole is mounted to the bottom of the lighting fixture. Light poles mounted on the top of parking decks or parking structures shall not exceed a maximum height of twenty (20) feet as measured from the top of the pole to the surface on which the pole is mounted. Light poles shall be located in accordance with the following:
  - A. On lots developed with single family dwellings:
    - (1) Light poles that are no greater than seven (7) feet in height may be located in any yard;
    - (2) Light poles that exceed seven (7) feet in height shall be subject to the location regulations of Paragraphs 12C, 12D, 12E and 12F above.
  - B. On all other lots:
    - (1) Light poles that do not exceed seven (7) feet in height may be located in any yard;
    - (2) Light poles greater than seven (7) feet in height shall be subject to the minimum yard requirements, with the exception of angle of bulk plane, of the zoning district in which located.

The above locational provisions shall not be applicable to parking lot light poles, which may be located in any yard. All light poles, to include parking lot light poles, shall be subject to the provisions of Part 9 of Article 14.

**Amend Article 11, Off-Street Parking and Loading, Private Streets, as follows:**

**Amend Part 1, Off-Street Parking, Sect 11-102, General Provisions, by revising Par. 14 to read as follows:**

14. All lighting fixtures used to illuminate off-street parking areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

**Amend Part 2, Off-Street Loading, Sect. 11-202, General Provisions, by revising Par. 11 to read as follows:**

11. All lighting fixtures used to illuminate off-street loading areas shall be designed to comply with the outdoor lighting performance standards set forth in Part 9 of Article 14.

**Amend Article 12, Signs, as follows:**

**Amend Part 1, General Provisions, Sect. 12-104, Prohibited Signs, by deleting Par. 1 in its entirety, renumbering the subsequent paragraphs accordingly and by revising renumbered Par. 4 to read as follows:**

The following signs are prohibited in any zoning district and in any area of the County. Where applicable, these prohibitions shall apply to those signs permitted by the provisions of Sect. 103 above.

4. Any sign or illumination that does not meet the performance standards for outdoor lighting set forth in Part 9 of Article 14.

**Amend Part 2, Sign Regulations By Use and District, as follows:**

**Amend Sect. 12-201, Residential, Single Family Uses, by revising Par. 3 to read as follows:**

The following regulations shall apply to all signs which are accessory to single family residential uses, to include single family detached, single family attached and mobile home dwellings.

3. Illumination, if used, shall be white and not colored. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

**Amend Sect. 12-202, Residential, Multiple Family Uses, by revising Par. 3 to read as follows:**

The following regulations shall apply to all signs which are accessory to multiple family residential uses:

2. Illumination, if used, shall be white and not colored light. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

**Amend Sect. 12-203, Commercial Uses-General, by revising Par. 6 to read as follows:**

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

6. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

**Amend Sect. 12-207, Industrial Uses, by revising Par. 8 to read as follows:**

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in an I district, except as may be qualified by the provisions of Sect. 204 above and 208 below.

8. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

**Amend Sect. 12-208, Special Permit, Special Exception Uses, by revising the introductory paragraph of Par. 2 to read as follows:**

The following regulations shall apply to signs accessory to all uses which require approval of a special permit or special exception as set forth in Articles 8 and 9. In addition, the regulations shall apply to signs accessory to such uses where they are permitted by right and to existing such uses which were established prior to the effective date when a special permit or special exception was required for a given use in a given zoning district.

The BZA, in approving a special permit use, and the Board, in approving a special exception use, may specify the area, height, color or illumination of a sign accessory to such a use; but in no event shall the area or height of a sign exceed the limits prescribed below.

2. In all R districts and the residential areas of all P districts, signs accessory to special permit and special exception uses shall be subject to the provisions set forth in the paragraphs that follow.  
Illumination, if used, shall be white and not colored. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.  
Building-mounted signs shall be flush against the building and shall not extend above or beyond the perimeter of the wall or roof of the building to which they are attached.

**Amend Article 17, Site Plans, Part 1, General Requirements, as follows:**

**Amend Sect. 17-104, Uses Exempt from a Site Plan or a Minor Site Plan, by revising Par. 16B to read as follows:**

16. The following uses provided that the use or activity shall not (a) exceed 250 square feet of gross floor area or disturbed area; (b) exceed 500 square feet of gross floor area or disturbed area for additions and alterations to provide an accessibility improvement; (c) reduce required open space, parking, aisles or driveways and required transitional screening or barriers; and (d) necessitate the installation or relocation of storm sewer, public water or public sewer:
  - B. Additions and alterations to existing uses, which may include changes or additions to features such as decks, vestibules, loading docks, mechanical equipment and storage structures, changes to the site such as walkways, landscaping or paving, or the addition of light poles or lighting fixtures to an existing use that is permitted by right in the zoning district in which located.

**Amend Sect. 17-106, Required Information on Site Plans, by adding a new Par. 20 to read as follows and by renumbering the subsequent paragraphs accordingly.**

All site plans shall contain a cover sheet as prescribed by the Director and the following information, where applicable, unless the Director determines, based upon written justification submitted with the plan, that the information is unnecessary for a complete review of the site plan. Site plans shall also be prepared in accordance with the provisions of the Public Facilities Manual and shall be submitted in metric measurements or the English equivalent to metric measurements; provided, however, that in the event of any discrepancy between the English and metric measurements used to express any standard in this Ordinance, the English measure shall control.

20. Location and height of all light poles, including parking lot and walkway light poles, illustrations of each style of freestanding lighting fixture that demonstrate that such fixture is either a full cut-off or directionally shielded lighting fixture, as required by Part 9 of Article 14 and a statement by the owner/developer certifying that all outdoor lighting provisions of Part 9 of Article 14 shall be met.

For outdoor recreation/sports facility playing fields/courts, a sports illumination plan shall be submitted as required by Part 9 of Article 14, and for service stations, service station/mini-marts and vehicle sale, rental and ancillary service establishments, a photometric plan shall be submitted as required by Part 9 of Article 14. For those facilities that had a sports illumination plan or photometric plan approved by the BZA in conjunction with the approval of a special permit or by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning, the approved plan shall be included in the site plan.

**Amend Sect. 17-109, Fees, by adding new Par. 5J to read as follows:**

5. Processing of Other Studies, Reports or Plans:

Applicable fees, as stated below, shall be paid upon submission to the County of any study, report or plan.

- J. Photometric Plan or Sports Illumination Plan:

A fee of \$500 shall be paid upon the initial submission of a photometric plan or sports illumination plan, as required by Part 9 of Article 14, when such plan is not submitted as part of a required site plan submission

**Amend Article 18, Administration, Amendments, Violations and Penalties, Part 9, Violations, Infractions, and Penalties, Sect. 18-903, Infractions and Civil Penalties, by revising Par. 1H to read as follows:**

1. A violation of the following provisions of this Ordinance shall be deemed an infraction and shall be punishable by a civil penalty of \$100 for the first violation; any subsequent violations arising from the same set of operative facts shall be punishable by a civil penalty of \$150 for each separate offense:

- H. Erection of prohibited signs on private property in violation of Par. 1, 4, 5, 6, 7, 11, 12 or 13 of Sect. 12-104.

**Amend Appendix 2 – Illustrations by adding a new Illustration 4 as set forth on the following pages.**

**This amendment shall become effective on June 17, 2003 at 12:01 a.m. and the following shall be grandfathered from the provisions of this amendment:**

1. Special permits, special exceptions, proffered rezonings, or development plans accepted prior to the effective date of this amendment that contain specific conditions that conflict with the provisions of this amendment.
2. Building and site plans submitted on or before the effective date of this amendment, provided such plans are (a) approved within 12 months of the return of the initial submission to the applicant or agent, (b) the plan remains valid, (c) a building permit(s) for the structure(s) shown on the approved plan is issued and (d) the structures and uses are constructed in accordance with such building permit.

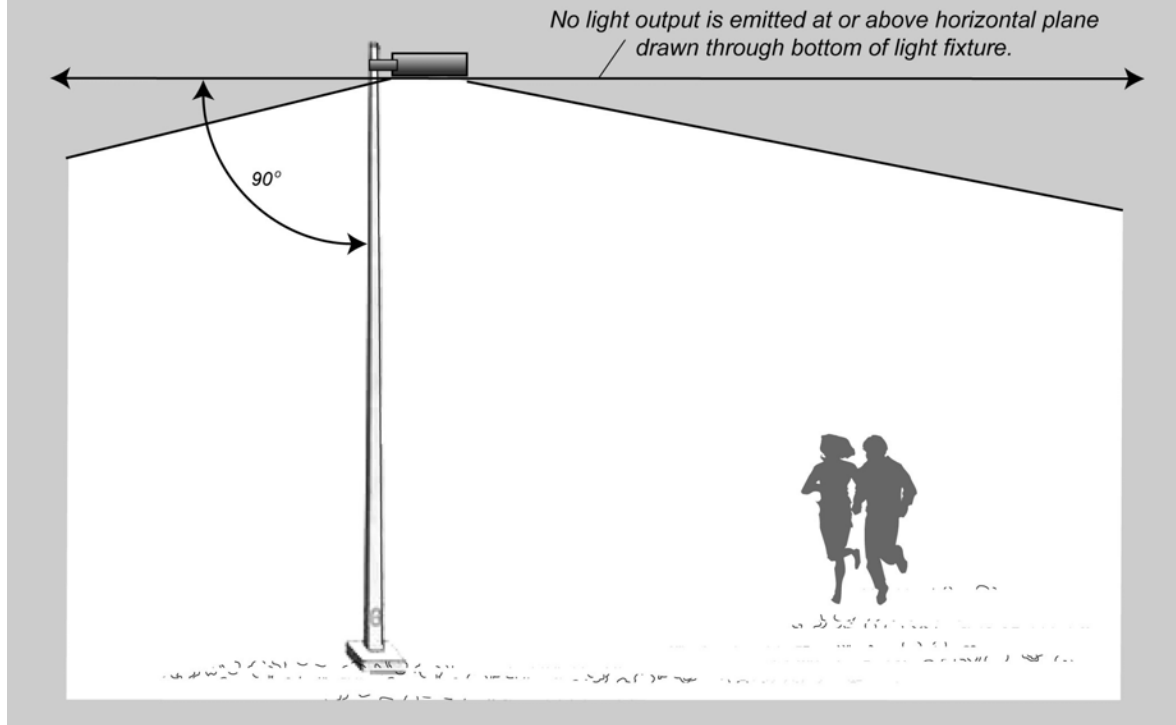
**GIVEN under my hand this 16th day of June, 2003.**

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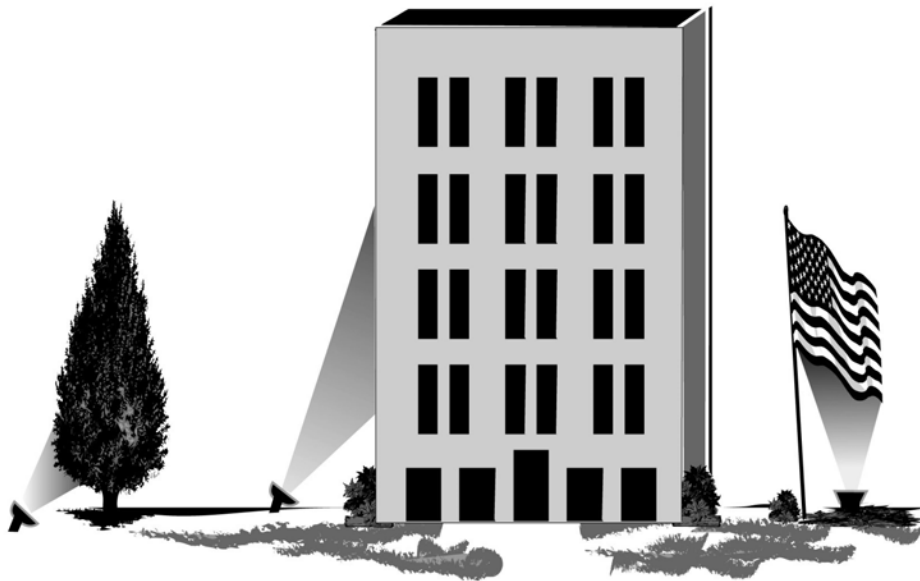
**NANCY VEHR**

**Clerk to the Board of Supervisors**

**ILLUSTRATION 4**  
**FULL CUT-OFF OUTDOOR LIGHTING FIXTURE**  
**PLATE 1**

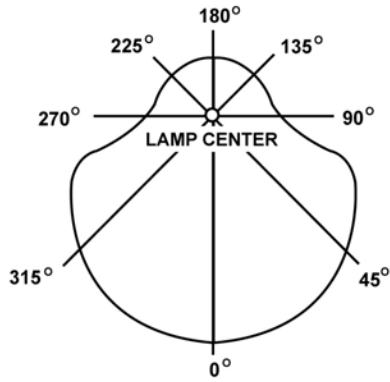


**ILLUSTRATION 4**  
**ARCHITECTURAL/LANDSCAPE LIGHTING EXAMPLES**  
**PLATE 2**



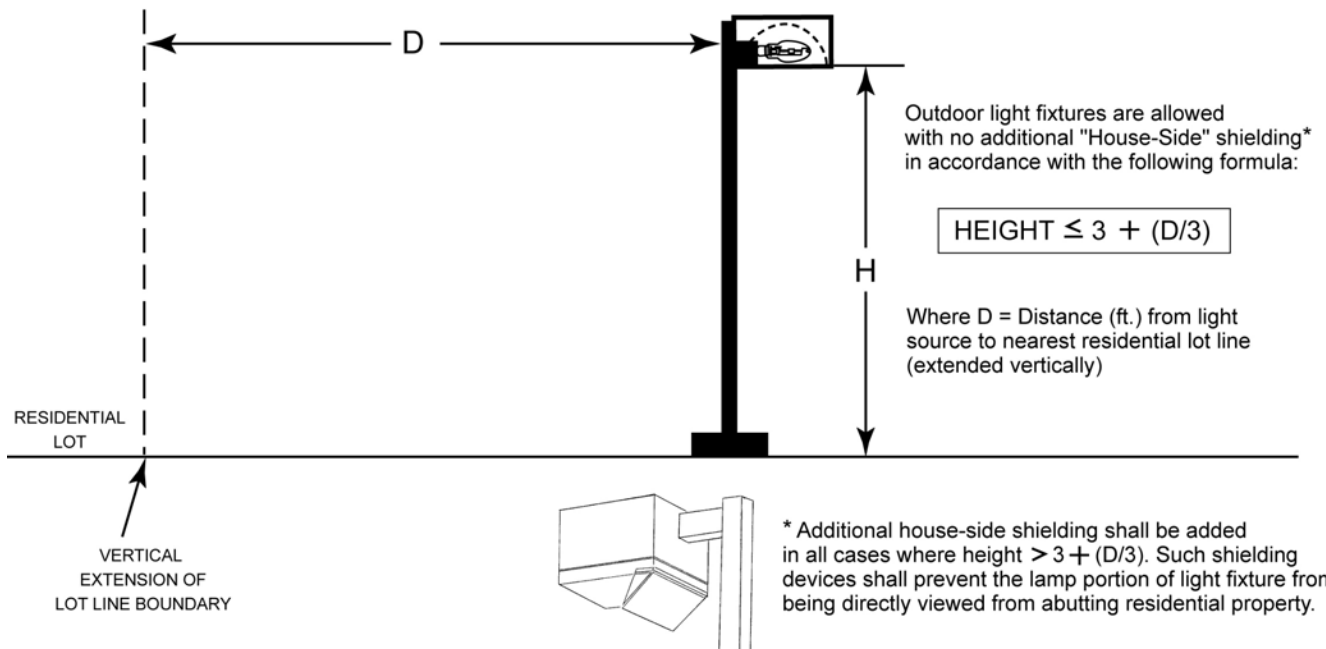
Lighting used for architectural/landscaping lighting shall be aimed and controlled so that light is confined, as much as possible, to the objects that are intended to be lit.

**ILLUSTRATION 4**  
**EXAMPLES OF DIRECTIONALLY SHIELDED LIGHT FIXTURES**  
**PLATE 3**



A plan view example of a non-uniform light distribution pattern.  
This effect can be achieved by using optical lenses within a  
fixture (full cut off type, or other) or by fixture shielding devices.

**ILLUSTRATION 4**  
**HOUSE - SIDE SHIELDING**  
**PLATE 4**



**ILLUSTRATION 4**  
**EXAMPLES OF SOME COMMON OUTDOOR LIGHTING FIXTURES**  
**PLATE 5**

